

**Chapter 19.31**  
**R-2-8 RESIDENTIAL MULTI-**  
**FAMILY ZONE**

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**19.31.010 Purpose.**

The purpose of the R-2-8 zone is to allow for the establishment of single-family and two-family residential developments organized in medium-density neighborhoods characteristic of traditional suburban residential developments.

**19.31.020 Permitted uses.**

Permitted uses in the R-2-8 zone are as follows:

1. Single-family detached dwellings;
2. Accessory buildings customary to single-family housing;
3. Home occupations; and
4. Two-family detached dwellings.

**19.31.030 Conditional uses.**

Conditional uses in the R-2-8 zone are as follows:

1. Cemetery;
2. Bed and breakfast;
3. Churches;
4. Day care/pre-school, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";
5. Dwelling group, provided that;

(a) The parcel of ground on which the dwelling group is to be erected shall have an area equal to the aggregate of the minimum lot areas otherwise required in the zone for the number of individual dwelling structures in the group.

(b) The distance between principal buildings shall be equal to the total side yards required in the zone. The distance between principal buildings and the nearest perimeter lot line shall be at least 15 feet. The distance between any building and a public street shall be at least the front yard required in the zoning district, except on corner lots the side yard which faces on a public street shall be at least 20 feet.

(c) Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall be at least 20 feet wide for one or two rear dwelling units and at least 30 feet wide for three or more dwelling units.

(d) A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall meet city standards.

(e) Every dwelling structure in the dwelling group shall be within 60 feet of an access roadway or drive.

(f) The development plan shall provide a buffer landscaped area along all property lines and decorative landscaping adjacent to the buildings in appropriate locations. Solid visual fences shall be provided along all interior property lines unless the planning commission approves otherwise.

6. Golf course;
7. Planned unit development;
8. Private parks and recreational grounds;
9. Public and quasi-public use;
10. Radio and/or television tower;

11. Temporary structures, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";

12. Water pumping plant and reservoir;

13. Wireless telecommunication towers; and

14. Utility stations and lines, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations."

**19.31.40 Minimum lot size.**

The minimum lot size in the R-2-8 zone is 8,000 square feet.

**19.31.050 Minimum lot width.**

The minimum lot width in the R-2-8 zone is 65 feet measured at the front setback.

**19.31.060 Setbacks/yard requirements.**

Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:

Front: 20 feet.

Sides: On interior lots, a total of at least 15 feet between the two side yards, with no side yard of less than five feet. On corner lots, at least 15 feet per side yard.

Rear: 20 feet.

Accessory buildings in the R-2-8 zone shall maintain a minimum distance from property lines as follows:

Front: Accessory buildings, excluding garages, shall maintain a setback of at

least six feet from the main building in the rear yard for the particular property.

Sides: Five feet, excluding garages, on interior lots; 20 feet on corner lots.

Rear: Five feet, excluding garages, on interior lots; 20 feet on corner lots.

Attached garages shall conform to the rear yard requirements of main buildings.

Detached garages shall conform to the rear yard requirements of accessory buildings, provided that the garage is in the rear yard and at least six feet away from the main building.

Garages: The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a minimum side yard of not less than five feet.

**19.31.070 Maximum height of structures.**

1. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the maximum structure heights shall be 30 feet.

2. All other properties shall maintain a maximum structure height of 35 feet.

**3. Accessory Buildings.**

No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

**19.31.080 Maximum lot coverage.**

The maximum lot coverage in the R-2-8 zone is 50%, including all structures.

**19.31.090 Open space requirement.**

The minimum open space requirement for developments over five

acres in the R-2-8 zone is 10% for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 15%.